



Anchitel Green, Bishops Tachbrook, Leamington Spa, Warwickshire, CV33
Asking Price £700,000

Winkworth Leamington Spa is thrilled to present to the market this immaculate and contemporary 5 bedroom, detached family home set on a private development in the ever popular village of Bishops Tachbrook.

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Winkworth



DESCRIPTION

Built by AC Lloyd Homes in 2022, this property offers stylish contemporary living in close proximity to Leamington Spa (3.3 miles) and Warwick (3.2 miles), while still benefitting from countryside views and accommodation extending to approximately 1765 sq ft.

Upon entering the property and passing through the central entrance hallway, a large sitting room provides a beautiful entertaining space, with dual aspect windows and views towards Leamington Spa.

Running the rear width of the house, the showstopping kitchen/dining area/snug truly needs to be seen to be appreciated. The beautifully designed kitchen features a large island and Zanussi built in appliances and gas hobs, while the adjacent dining area has double doors leading onto a garden terrace and views to the fields at the rear. A further playroom/study, utility room and Cloakroom/WC are also accessed via the central hallway.

On the first floor, the master bedroom has large double windows providing plentiful natural light, as well as an en-suite shower room. There are an additional four bedrooms and a family bathroom, all accessed from the central landing. Externally, there is a large, lawned, rear garden with overlooks nearby fields as well as a paved terrace that provides ample entertaining space as well as rear access to the brick built, detached double garage. As well the garage there is additional off street parking for numerous vehicles on the private driveway.

AT A GLANCE

Council Tax: Band G
 Local Authority: Warwick District Council
 Broadband: Ultrafast Broadband Available
 (Checked on Ofcom Sept 24)
 Mobile Coverage: Limited Coverage
 Heating: Gas Central Heating
 Listed: No
 Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



LOCATION

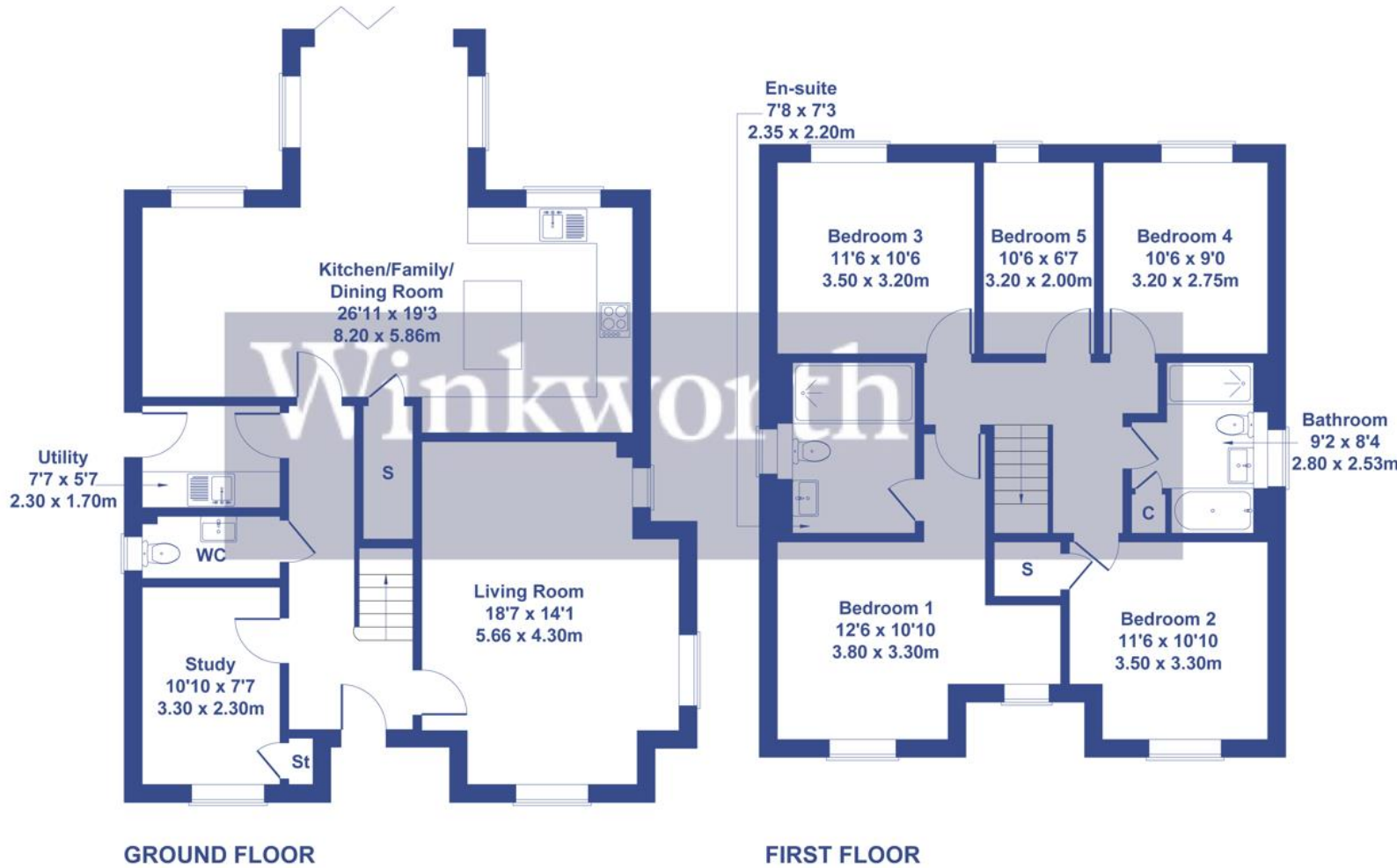
Location: Situated on a quiet corner plot with views across rural Warwickshire, Anchitel Green is located a short drive from Leamington Spa (3.6 miles) and Warwick (3.2 miles) town centres and their various shops, restaurants and bars.

Ideally suited for families, Bishops Tachbrook Primary School is a short walk (0.3 miles), while Leamington Spa and Warwick have a range of private and state, primary and senior schools that are all rated 'Good' and above.

Bishops Tachbrook is located 0.9 miles from the M40, with easy access to London to the South and Birmingham and the wider Midlands to the North. Leamington Spa Train Station is an 11 minute drive (3.2 miles) and provides a direct service to London Marylebone (1 hour 20 minutes) and Birmingham (33 mins).

Anchitel Green

Approximate Gross Internal Area
1765 sq ft - 164 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

COUNCIL TAX- Band G
LOCAL AUTHORITY - Warwick District Council
SERVICE CHARGE - N/A
LEASE- Freehold
STAMP DUTY- TBC

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